



AUCTION INFORMATION:

Sale Date and Location: Saturday, June 25th at 10:00 am, registration begins at 9:00 am. The property will be sold from the premises at 360 Son Johnson Rd, Boaz, AL 35956.

Registration Fee: A \$10,000 certified or cashier's check will be required in order to bid on the Home.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Inspection: An auction representative will be onsite June 11th, 12th, 17th, 18th and 24th from 11:00 am – 4:00 pm or by appointment.

Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: From Hwy 431 in Sardis, Take Sardis Dr. 2.2 miles (go through Sardis) and turn right on Oak Dr. go 0.5 mile to Son Johnson Rd., turn left and go 0.1 mile to property.

Financing Available
Frank Loftis



P. O. Box 798, Gadsden, AL 35902

800-476-3939

Thinking of Selling? Give us a Call!

www.targetauction.com



Dewey Jacobs, AL #5060 • Scott Barnes, AL #1932
J. Hathorn, AL #2444 • Mitch Kessler, AL# 2802

#16-10 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property and real property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale, property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may reserve the right to deny admittance or to remove anyone at this auction that may disrupt this sale in any way. All statements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller fails to honor any bid or refuses to close or cannot close title in accordance with the winning bid(s) or any sales contract; or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of his/her specifications. Agency Disclosure: Target Auction & Land Company, Inc. and its agents represent the seller only. Target Auction & Land Company, Inc. is the selling agent only.

Saturday, June 25th @ 10:00 am (CT)

AUCTION

Richey Farm

Home with 108± Acres

Offered in 10 Tracts with 5 Absolute



*Custom Three Story Home Overlooking 12± ac Lake
and Beautiful Rolling Pasture and Woods with Amazing Views*

360 Son Johnson Rd, Sardis City/Boaz, AL

Saturday, June 25th @ 10:00 am (CT)

AUCTION

360 Son Johnson Rd, Sardis City/Boaz, AL

*Offered in 10 Tracts
with 5 Absolute!*

Richey Farm

Home with 108± Acres

*Custom Three Story Home Overlooking 12± ac Lake and Beautiful
Rolling Pasture and Woods with Amazing Views*

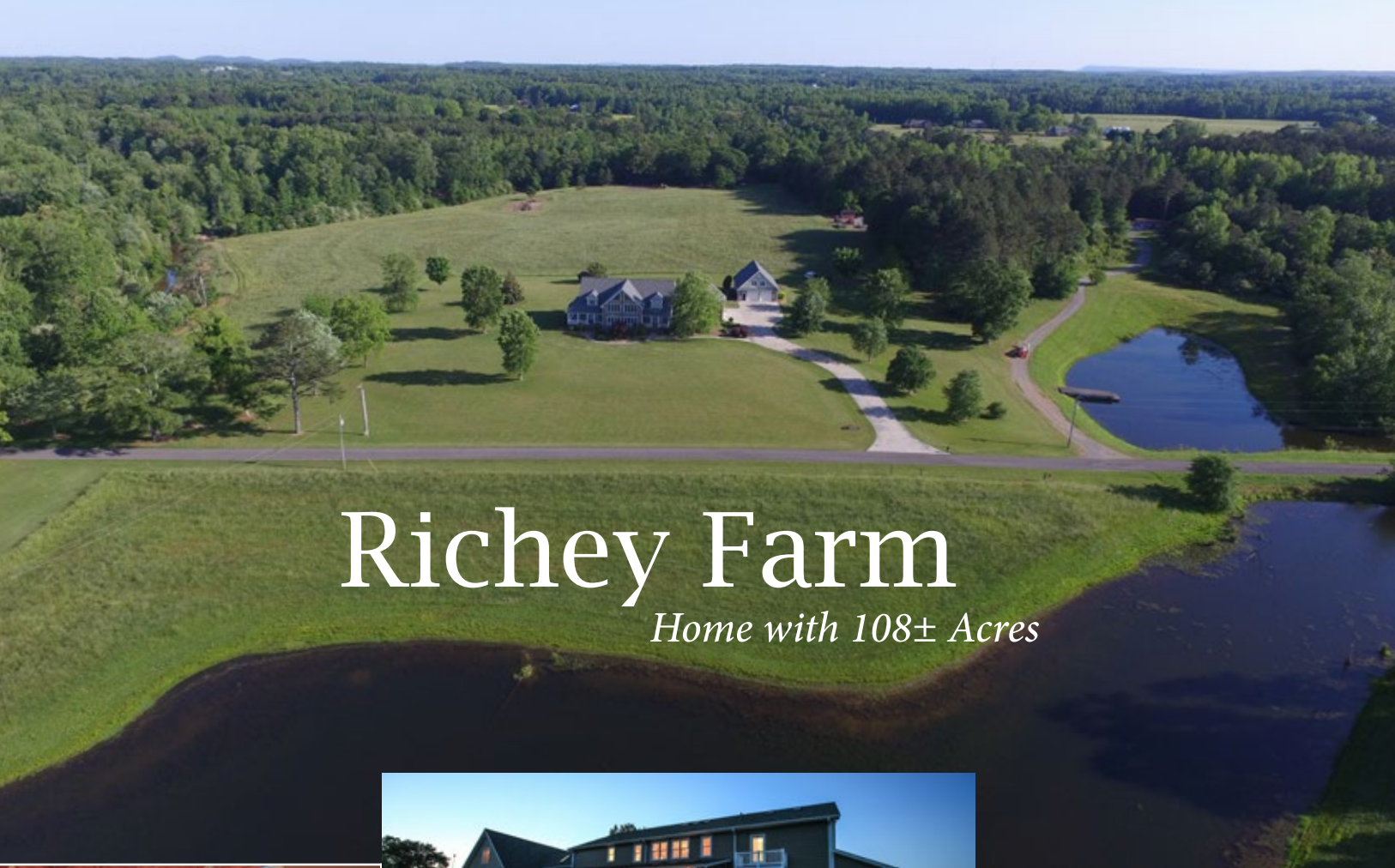


TARGET AUCTION
ADVANCED REAL ESTATE MARKETING

800-476-3939

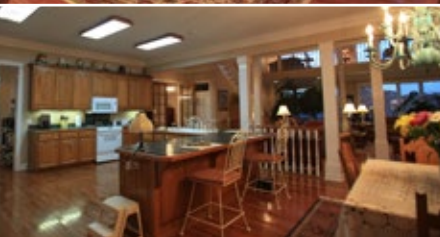
www.targetauction.com





Richey Farm

Home with 108± Acres



House

- Excellent Family Estate, Retreat or Bed & Breakfast
- Open Floor Plan
- Approximately 28' Ceiling in Great Room with 10' Ceilings on the rest of 1st floor, 9' on 2nd floor and 8' on 3rd floor
- 5 Large Bedrooms (could be 7)
- 5 Full Baths
- Large Office Space with Separate Entrance
- Insulated and Finished Garage with Insulated Doors (32' x 36')
- Mahogany French Doors
- Screened Back Porch & Sunroom
- High Efficient Low- E Windows by Marvin Manufacturing
- Stone /Hardee Plank/ Vinyl (trim) • Security System

Detached Garage 36x48

- 2-Story Stone / Hardee Plank/Vinyl Trim
- Concrete Floor on 1st Floor
- Separate Room for Storage in Rear and Mechanical Room
- Sealed and Insulated
- 2 Walk- Through Doors and 4 Roll- Up Doors

Barn 40x60

- 4 Exterior Doors (1 16x 14 Roll Up, 4 Sets Top Rolling Sliding Doors)
- Floor—Half Poured Concrete and Half Graveled
- 18' x 60' Side Shed
- Underground Power
- Wired for 120/240 Volt Electrical Power /200 Amp
- Partially Graveled Area
- Security System

Metal Building 60x100

- Wired for 120/240 Electrical Power
- 6 16'x14' Roll Up Doors (5 exterior 1 interior)
- Divided Inside Wall with 16'x14'Ro'll Up Door
- Floor Half Poured Concrete and Half Graveled
- 20 'Average Ceiling Height
- Sardis City Water

Land

- Paved Road on 2 Sides of Property
- Three Creeks Running through Property (Yellow Leaf, Short Creek and McWhorter Branch)
- Wooded (Pines and Hardwoods) and Open Land for Pastures
- Riding Trails Cut throughout Property
- Wild Life Roam Freely
- Hay Producing Fields
- Beautiful Rolling Terrain

Showing Dates: An auction representative will be onsite June 11th, 12th, 17th, 18th and 24th from 11:00 am – 4:00 pm or by appt.

800-476-3939
www.targetauction.com